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10 Attorneys for Creditor BANK OF AMERICA, N.A.,
11 SUCCESSOR BY MERGER TO LASALLE BANK
12 NATIONAL ASSOCIATION, AS TRUSTEE FOR THE
13 REGISTERED HOLDERS OF GMAC COMMERCIAL
14 MORTGAGE SECURITIES, INC., COMMERCIAL
15 MORTGAGE PASS-THROUGH CERTIFICATES,
16 SERIES 2003-C1, ACTING BY AND THROUGH
17 CWCAPITAL ASSET MANAGEMENT LLC, SPECIAL
18 SERVICER

14 **UNITED STATES BANKRUPTCY COURT**

15 **DISTRICT OF NEVADA**

16 In re:

17 HORIZON RIDGE MEDICAL &
18 CORPORATE CENTER, LLC,

19 Debtor.

Bankruptcy No.: BK-S-12-13906-lbr
Chapter 11

20
21 **DECLARATION OF DANIELLE STEFFEN**

22 I, Danielle Steffen, declare and state as follows:

23
24 1. I am an individual resident of the State of Nevada. I am over 18 years of age and
25 make this Declaration on my personal knowledge. If called as a witness, I would and could
26 competently testify to the facts contained herein. I submit this Declaration in connection with the
27 Motion of Bank of America, N.A., successor by merger to LaSalle Bank National Association, as
28 trustee for the registered holders of GMAC Commercial Mortgage Securities, Inc., Commercial

1 Mortgage Pass-Through Certificates, Series 2003-C1, acting by and through CWC Capital Asset
2 Management LLC, Special Servicer, For Orders (A) Approving Sale Procedures, (B) Approving
3 Retention of the Broker, (C) Setting a Sale Hearing Date, and (D) Approving the Sale of the
4 Debtor's Assets (the "*Motion*").

5 2. I am Director – Industrial/Investments of Commerce Real Estate Solutions (the
6 "*Broker*"). My office is located at 3773 Howard Hughes Parkway, Suite 100S, Las Vegas, Nevada.
7 I hold a broker's license for the sale of real estate in Nevada and have ten years of experience in
8 brokering the sale of commercial real estate in the Las Vegas area.

9 3. Commerce Real Estate Solutions is an experienced commercial real estate broker in
10 Las Vegas with affiliated offices throughout the Western United States, and is an alliance member of
11 Cushman & Wakefield, the largest privately held real estate service firm in the world with 243
12 offices in 60 countries. The company advises and represents clients on all aspects of property
13 occupancy and investment, and has established a preeminent position in the world's major markets,
14 as evidenced by its frequent involvement in many of the most significant property sales and
15 assignments. Over the past 24 months Commerce Real Estate Solutions has closed over \$3.8 billion
16 in sales transactions, and continues to be among the top three brokerage companies nationwide.

17 4. I have been engaged as a broker or sales agent in two bankruptcy cases in the last
18 nine months.

19 5. I do not own any interest in, and have never been employed by, Bank of America,
20 N.A., successor by merger to LaSalle Bank National Association, as trustee for the registered holders
21 of GMAC Commercial Mortgage Securities, Inc., Commercial Mortgage Pass-Through Certificates,
22 Series 2003-C1; CWC Capital Asset Management LLC; Horizon Ridge Medical & Corporate Center,
23 LLC; Rick Abelson; or Chat Patel.

24 6. I and the Broker are willing to conduct the marketing program described in the
25 Motion pursuant to the terms of the Listing Agreement attached to the Motion as Exhibit C.
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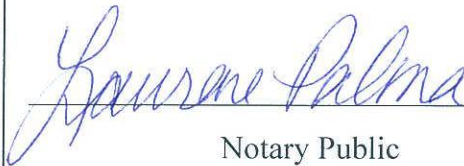
1 7. I declare under penalty of perjury under the laws of the United States, that the
2 foregoing statements are true and correct.

3
4
5 Dated: January 6, 2014

6 
Danielle Steffen

7
8 Subscribed and sworn to before me this

9 6th day of January, 2014

10 
11
12 Notary Public

